

CLAIMS:  
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1. A garage door bottom seal retainer for securing a seal to a bottom surface of a garage door, the retainer comprising:

an exterior tension member operable to apply tension to the bottom surface of the garage door;

an interior tension member operable to apply tension to the bottom surface of the garage door in an opposite direction of the exterior tension member, thereby securing the retainer to the bottom surface of the garage door; and

a seal cavity between the tension members operable to support the seal.

2. The garage door bottom seal retainer as set forth in claim 1, the retainer being between five and twenty feet long.

3. The garage door bottom seal retainer as set forth in claim 1, the exterior tension member including an exterior gripping edge which seats upon a shelf of the bottom surface of the garage door.

4. The garage door bottom seal retainer as set forth in claim 3, the exterior gripping edge running the entire length of the exterior tension member.

5. The garage door bottom seal retainer as set forth in claim 1, the interior tension member including an interior gripping edge which seats upon a shelf of the bottom surface of the garage door.

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6. The garage door bottom seal retainer as set forth in claim 5, the interior gripping edge running the entire length of the interior tension member.

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7. The garage door bottom seal retainer as set forth in claim 1, the seal cavity being offset toward the exterior tension member.

8. The garage door bottom seal retainer as set forth in claim 1, the retainer constructed of a material selected from the group consisting of steel, plastic, aluminum, tin, copper, brass, and stainless steel.

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9. A garage door bottom seal retainer for securing a seal to a bottom surface of a garage door, the retainer comprising:

an exterior tension member operable to apply tension to the bottom surface of the garage door;

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an exterior gripping edge on the exterior tension member, wherein the exterior gripping edge seats upon an exterior shelf of the bottom surface of the garage door;

an interior tension member operable to apply tension to the bottom surface of the garage door in an opposite direction of the exterior tension member, thereby securing the retainer to the bottom surface of the garage door;

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an interior gripping edge on the interior tension member, wherein the interior gripping edge <sup>is adapted to seat</sup> upon an interior shelf of the bottom surface of the garage door; and

a seal cavity between the tension members operable to support a seal.

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10. The garage door bottom seal retainer as set forth in claim 9, the retainer being between five and twenty feet long.

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11. The garage door bottom seal retainer as set forth in claim 9, the exterior gripping edge running the entire length of the exterior tension member.

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12. The garage door bottom seal retainer as set forth in claim 9, the interior gripping edge running the entire length of the interior tension member.

13. The garage door bottom seal retainer as set forth in claim 9, the seal cavity being offset toward the exterior tension member.

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sub 15. 15. A garage door bottom seal retainer for securing a seal to a bottom surface of a garage door, the retainer comprising:

an exterior tension member operable to apply tension to the bottom surface of the garage door;

an exterior gripping edge running the entire length of the exterior tension member, wherein the exterior gripping edge seats upon an exterior shelf of the bottom surface of the garage door;

an interior tension member operable to apply tension to the bottom surface of the garage door in an opposite direction of the exterior tension member, thereby securing the retainer to the bottom surface of the garage door;

an interior gripping edge running the entire length of the interior tension member, wherein the interior gripping edge <sup>is adapted to seat</sup> seats upon an interior shelf of the bottom surface of the garage door; and

a seal cavity between the tension members and offset toward the exterior tension member, wherein the cavity is operable to support a seal.

sub 15 center 16. The garage door bottom seal retainer as set forth in claim 15, the retainer being between five and twenty feet long.

17. The garage door bottom seal retainer as set forth in claim 15, the retainer constructed of a material selected from the group consisting of steel, plastic, aluminum, tin, copper, brass, and stainless steel.

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A garage door comprising:  
a plurality of articulating panels, one of the panels having a  
bottom surface including -  
an exterior lip extending downwardly from the bottom  
surface, and  
an interior lip extending downwardly from the bottom  
surface;  
a seal retainer attached to the bottom surface, the retainer  
comprising,  
an exterior tension member operable to apply tension to  
the exterior lip of the bottom surface,  
an interior tension member operable to apply tension to  
the interior lip of the bottom surface in an opposite  
direction of the exterior tension member, thereby  
securing the retainer to the bottom surface of the  
garage door, and  
a seal cavity between the tension members; and  
a seal attached to the retainer, the seal comprising,  
a cylindrical cushion for sealing the door to a floor, and  
a retaining member operable to be slid down the seal  
cavity, thereby mating the seal to the retainer.

19. The garage door as set forth in claim 18, the exterior  
tension member including an exterior gripping edge which seats upon a shelf  
of the exterior lip.

20. The garage door as set forth in claim 18, the interior  
tension member including an interior gripping edge which seats upon a shelf  
of the interior lip.